

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

September 9, 2015

The meeting was called to order at 4:00 p.m. by Chair Barbara Thomas at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Jack Matheson, Barbara Thomas, Clover Meaders, Latai Tupou, and Martell Winters

ABSENT

Harold Woodruff

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Brock Anderson, Brenda Turnblom, and Nichole Camac

AUDIENCE

Approximately five (5) people were in the audience

SUBDIVISION APPLICATIONS

S-19-2015

Lake Park Lot 103B Subdivision

4041 West Parkway Boulevard

M & BRP Zones

2 Lots

23 Acres

BACKGROUND:

Anderson Wahlen & Associates, representing Suburban Land Reserve Inc., has filed a minor subdivision for Lot 103 B in the Lake Park Development. The subject property is located on the southeast corner of Parkway Boulevard and Lake Park Boulevard. The property is zoned M and BRP.

ISSUES:

The proposed subdivision is being submitted to divide the existing parcel into 2 lots. The property was created in the early days of Lake Park by a metes and bounds subdivision. Metes and Bounds subdivisions are not formal subdivision plats and are therefore not recorded. A legal description was prepared which would have accompanied the drawing filed in the Office of the County Surveyor.

Currently, the property is vacant. The proposed application will divide the existing parcel by establishing a new property line running north/south. Lot 1 will be approximately 12.7 acres while lot 2 will be approximately 10 acres in size.

Access to the property will be gained from Lake Park Boulevard and from Parkway Boulevard. While Parkway Boulevard has a full access, Lake Park Boulevard would be relegated to a right in and right out access. The property owner has requested that the City evaluate a full access on Lake Park Boulevard. This would necessitate the removal and modification to a portion of the existing median.

Based on a conversation with the City's Traffic Engineer, the City has evaluated the request and will grant this access. However, the property owner will need to continue to work with the Public Works Department regarding the plan and profiles of such a design.

During the study session, staff raised the issue of cross access and parking easements. The plat contains a note about a Master Declaration of Easements, Covenants, and Restrictions that was recorded in February 1996. While looking through this document, the question of these kinds of easements would be between property owners, and is not necessarily established in the Master Document. The property owner has the option to create these additional easements by plat or by document. Given that we do not know who will occupy these lots, the document option is probably the best method.

STAFF ALTERNATIVES:

1. Approve the Lake Park Lot 103B Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:

Terry Roylance
79 S Main Street

Discussion: Steve Lehman presented the application. Terry Roylance, representing the applicant, stated that the proposed use is a Deseret First Credit Union on the east parcel. He indicated that the property is being subdivided so that this can be accomplished. Jack Matheson asked how big the building footprints are anticipated to be. Mr. Roylance replied the first building will be 60,000 square feet and will be the headquarters for Deseret First Credit Union.

Motion: Commissioner Winters moved for approval..

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Chairman Thomas	Yes

Unanimous-S-19-2015- Approved

CONDITIONAL USE APPLICATIONS

C-42-2015

Knight Transportation Sign

2519 S 5370 W

M Zone (13.93 Acres)

The applicant, Dave Collard with Allied Electric Sign, is requesting a conditional use amendment for a pole sign at Knight Transportation. The zoning for the area is M, Manufacturing. The West Valley City General Plan anticipates Light Manufacturing uses for the areas to the north and west, and Mixed Use for the areas south and east. The surrounding zoning is manufacturing. Adjacent uses include industrial, retail and undeveloped land.

Knight Transportation is proposing to construct a sign next to the main entrance of their facility. Currently the only signage for the property is on the building. The proposed sign would be 10 feet tall and 45 square feet in size. The sign meets minimum required setbacks and will be located outside of the 20' clear view area.

Title 11 requires that all pole signs be incorporated in a landscaped area that is at least equal to twice the area of the sign. The proposed sign requires 90 square feet of landscaping. Currently there is lawn in the area where the sign will be placed, but the applicant has indicated that there will be additional landscaping added. During the study meeting the Planning Commission expressed interest in seeing more details on the proposed landscaping around the sign. The applicant was unable to submit a landscape plan in time to include with this report, but will try to have something prepared for the regular meeting.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The sign shall be constructed per the approved sign plan.
2. A landscape plan shall be submitted.
3. All requirements set forth in Title 11 of the West Valley City Municipal Code shall be met.
4. A building permit must be issued for the pole sign.

Continuance, for reasons determined at the hearing.

Applicant:

Dave Collard
1920 S 900 W

Applicant:

Joe Garza
3419 E Commerce Street

Discussion: Brock Anderson presented the application. Dave Collard stated that this is being done for identification purposes. He stated that the building is set far back from the road so it's difficult for people to locate it. Mr. Collard stated that the applicant would like to do rock landscaping with low maintenance. Barbara Thomas asked what the City's requirements are regarding landscaping. Brock replied it cannot only be grass and must have at least 50% live plant material. Chairperson Thomas asked if Mr. Collard can provide a plan that reflects these requirements. Mr. Collard replied he will speak with the applicant and submit something to staff. Joe Garza, representing the applicant, stated that it has become a safety hazard for trucks trying to locate the building. He indicated providing signage for identification will be beneficial. Martell Winters stated that he is comfortable with the applicant submitting the plan to staff.

Motion: Commissioner Tupou moved for approval subject to the four conditions specified by staff.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Chairman Thomas	Yes

Unanimous-C-42-2015- Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from August 25, 2015 (Regular Meeting) **Approved**
Approval of Minutes from September 2, 2015 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:13p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant